

City of Crescent City General Plan Update Report

Reporting Period: Calendar Year 2009

(January 1, 2009 –December 31, 2009)

Government Code Section 65400(b) requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of their General Plan and their progress in its implementation. The report must detail the progress in meeting the jurisdiction's share of regional housing needs and address efforts by the local agency towards removing governmental constraints to the maintenance, improvement, and development of housing.

The purpose for the Annual Progress Report is to assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and to provide information regarding local agency progress in meeting its share of regional housing needs.

The Crescent City General Plan was adopted on May 21, 2001. The General Plan contains the seven State-required elements which are land use, circulation, housing, conservation, open space, noise and safety. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. Crescent City's General Plan contains the following elements:

Land Use and Community Development

Housing Element

Transportation and Circulation

Public Facilities and Services

Recreational and Cultural Resources

Natural Resources/Conservation

HOUSING POLICY
DEVELOPMENT, HCD

APR 19 2010

Health & Safety

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element, which is required to be updated every five years. Crescent City's Housing Element is in the process of being updated and certified by the State Housing and Community Development Department. A draft copy was prepared in May of 2009 and a final certified version is expected by May 2010.

Amendments

There was one amendment to Crescent City Land Use Plan:

Crescent City's LCP Amendment No. CRC-MAJ-1-09 consists of revisions to the text of the Coastal Element of the City's General Plan (LUP) providing specific policies intended to guide the types and densities of multi-family residential land uses and concurrent compatible visitor-serving facilities within the City's planning area to allow common wall residential development at greater than six units per acre and compatible visitor serving uses in a manner that creates a transition from adjoining single-family residential uses to commercially designated property.

Progress towards implementing the policies and goals of the General Plan Element

Land Use and Community Development

Crescent City's built environment is split at about 60% residential and 40% commercial with fairly well defined areas. The general Commercial district is centered around the Highway 101 corridor that runs in a north south direction through town that is primary made up of local visitor serving uses. . Crescent City has a downtown commercial business district which is comprised of small locally owned retail shops with an adjacent commercial waterfront district. The northern and western portion of the city is primarily residential and the city core is a mix of residential and professional uses.

Residential Land Use

Table 1. Proposed Residential Projects in 2009

Project Address	Units proposed	Units Demolished	Type of Project
200 A Street	38	0	Condominiums

During 2009 there was a noticeable decrease in the amount of new residential development within the City. In fact there were no new development residential permits issued for the year. However, one new project has been approved and is in the final planning stages.

- The Coasta Norte Condominium Project proposes to construct a 38 unit condominium complex on the site of the old A Street community medical clinic. The project has been approved by the Crescent City Council and the California Coastal Commission.

Commercial Land Use

Only one permit for new development was issued for the calendar year 2009.

- The Chevron expansion project includes the removal of an existing fueling station and replacement with 5 new pump stations and a canopy. The project also proposes to add a carwash and oil and lube station. The project is located within the Highway 101 corridor in the Highway Services District and meets all of the land use policies set forth in the Crescent City General Plan Policy Document.

Land Use Policies

The Crescent City General Plan Policy Document sets forth policies requiring the City to work with the Crescent City Harbor in guiding future development of the Harbor. The plan also requires the City to work with the Harbor to coordinate development of adjacent lands.

- Presently the City is conducting a study to look at the feasibility of annexing the Crescent City Harbor including the boat basin and associated facilities. The Crescent City Harbor is located at the southern boundary of the City. Annexation of the Harbor by the City could help spur redevelopment of the Crescent City Harbor thereby creating an inviting entrance to the City.

The Crescent City General Plan Policy Document requires that the community design, visual quality and appearance of Crescent City's built environment is maintained and enhanced.

- Currently the City is working on establishing architectural standards for three corridors within the City. Three main corridors were established by looking at how each one of these areas functions within the City as a whole. The 101 corridor, downtown business district and view corridor along the coastal scenic route. The architectural standards will serve to enhance the community design and visual quality of the City and to ensure that future development will be planned with this purpose.

Housing

Crescent City is awaiting the final adopted version of the Crescent City 2009-2014 Housing Element Update. The housing element will identify the City's current housing needs and set forth policies and standards to meet those goals.

Two large scale affordable housing development projects have been proposed for Crescent City. However, neither of the two projects ever materialized. The city is currently working through the Redevelopment Agency to study the possibility of acquiring older properties such as motels and converting them into affordable housing units. The City is continuously working with project proponents who are desirous of developing affordable housing units. Currently Crescent City will grant developers a 25% density bonus to affordable housing projects.

Transportation and Circulation

The Crescent City General Plan Policy Document requires the City to maintain and expand its roadway system to meet current and future needs. In 2009 the City completed two major road and sidewalk rehabilitation projects.

- The Ninth Street (H to L) Rehabilitation and Pedestrian Improvements project was completed in 2009. This project included roadway rehabilitation and removal / replacement of 12 access ramps, 12 Driveways, over 6,000 square feet of sidewalk, and 900 lineal feet of curb and gutter on Ninth Street from Highway 101 (L Street) to H Street. The project was funded through the Regional Surface Transportation Program (RSTP).

Ninth Street is a major east/west collector carrying traffic to and from U. S. Highway 101 into Crescent City. It is a primary route to the Del Norte County Administrative offices, Crescent Elk Junior High School, Joe Hamilton Elementary School, Brother Jonathan Vista Point, Rumiano Cheese Company, to the Crescent City downtown area, and other significant traffic generators.

The urgency of this project was, in part, expressed by virtue of its "High Priority" ranking in the Del Norte County 2007 Regional Transportation Plan. With this project, Ninth Street has been completely reconstructed or rehabilitated throughout its entire length from U. S. Highway 101 to Pebble Beach Drive.

- A microsurfacing project was approved and commenced in 2009. This project includes roadway rehabilitation (Microsurfacing) and striping of approximately 150 city blocks, placement of a rejuvenating fog seal on approximately 40 blocks including Front Street and associated striping. The total project cost was funded by Proposition 1B and the remaining balance was funded through the Regional Surface Transportation Program (RSTP).

Public Utilities and Services

The policies and goals of the Crescent City General Plan establish a framework for the provision of public facilities and services to meet the demand created by existing and future development in the Crescent City Planning area. In 2007 Crescent City started construction on the Crescent City Wastewater Treatment Plant upgrades. For several years the City has been out of compliance with the State Regional Water Quality Control Board. As a result Crescent City amassed a small fortune in fines. Furthermore, the City was only able to provide new service to a limited amount of users. The new treatment plant will allow the City to be in compliance with state and federal water quality laws for the 20 year planning period of Crescent City General Plan. Furthermore, the Wastewater Treatment Plant will ensure that there is adequate handling capacity to allow for future expansion of Crescent City's housing and commercial needs.

- The Crescent City Wastewater Treatment Plant renovation project includes the construction of a new lab building for testing water quality. Upgrades to the existing plant include new influent pumping equipment and controls, new grit removal system, primary clarifier modifications, upsize and upgrade site piping. Furthermore, The City will be adding Membrane Bioreactors for the production of Title 22 Water, Ultra-Violet Disinfection for Title 22 Water, Effluent Pumping for Title 22 Water and Bio-Solids thickening and pumping. These improvements will implement state-of-the-art technology with the use of Membrane Bioreactors (MBR), which will produce high quality effluent that will be used to irrigate public parks. The plant will be able to produce over one million gallons of Title 22 water per day. Recycling the water will utilize over 70% of our current dry weather effluent, almost eliminating the ocean discharge and reducing our demand on community potable water.

Recreational and Cultural Resources

The policies and Goals of the Crescent City General Plan call for the continued development and enhancement of Crescent City's recreational opportunities and cultural assets. Through the public works and parks department the City implements a maintenance plan and schedule designed to keep the City's parks and recreational facilities in good condition. In addition to the existing facilities the City has completed one major recreation feature. Furthermore, the city is working on a comprehensive plan for the overall development of Crescent City's parks.

- In 2009 the City completed construction of the Harbor Trail and Elk Creek Bridge. The Harbor Trail completes Crescent City's portion of the California Coastal Trail. The trail consists of a trail head and parking lot with a restroom facility. Furthermore, a pedestrian/bike bridge that spans Elk Creek was erected. The installation of the bridge allows pedestrians and bicyclists to get off of the Highway and onto the trail. The ¼ mile section of new trail connects the existing coastal trail that runs from the City's RV Park along Beachfront Park to the B Street pier. The bridge and trail affords the public unobstructed views of the Elk Creek Estuary and the Pacific Ocean.

- In 2009 the City began the processes of creating a parks master plan. Several public meeting have been held to gather the public's input on what they would like to see in their City parks. Several more meeting will be held to determine what would be the best use of the City's parks. Once the public input has been gathered a comprehensive plan for the development of the City's parks will be prepared.

Natural Resources/Conservation

Although the majority of the Crescent City is a built environment the City has jurisdiction over its beaches and some coastal wetlands. Crescent City continues to protect its natural resources from development by following the state and federal guidelines for identifying and avoiding impacts to natural resource areas and policies set forth in our general plan. Crescent City's coastline falls within the jurisdiction of the Coastal Commission so any proposed projects within the coastal zone are also subject to permitting and appeal to the Coastal Commission.

- Last year as part of the Harbor Trail project approximately half an acre of coastal wetland habitat was created. The wetland area treats runoff water from the harbor trail parking lot before it enters Elk Creek. The trail project was funded through a grant from the California Coastal Commission.

The goal of the water resources portion of the Crescent City General Plan is to protect and enhance the natural qualities of Crescent City's streams, creeks and groundwater and to ensure sufficient water supplies of good quality for all beneficial users.

- Crescent City's water source is the Ranney Well in the Smith River. This source provides all of the water used by the city and county users connected to the community system. Water conservation is of the highest priority and removing less water from the Smith River is beneficial to the entire community. With the implementation of the Waste Water Treatment Plant improvements the quality of the effluent will meet Title 22 standards and can and will be used for irrigating 40 acre Beach Front Park. The park irrigation uses approximately 100,000 gallons per day in the summer. Recycling treated water can reduce the need for taking up to one million gallons per day from the Smith River.

Health and Safety

The goal of the Health and Safety portion of the Crescent City General Plan Policy document is to protect the public health, safety, and welfare and minimize the damage to structures, property, and infrastructure as a result of seismic, geologic, fire and flood hazards. Crescent City is continuously working on implementing the general plan policies on health and safety to protect the public from natural disasters.

- Crescent City uses the International Building Code as the standard for all new development within the city. All proposed projects are plan checked and inspected to insure compliance with the code. The California Building Code (CBC) sets forth standards for seismic zones within California. The City uses the CBC standards for seismic zone construction.
- Crescent City continues to work closely with the County Office of Emergency Services (OES). City staff attends monthly planning meeting with OES. The city has adopted an emergency evacuation plan in case of an earthquake or Tsunami. The City has ordered and will be posting additional signage throughout the City to clearly identify evacuation routes and Tsunami zones. The City is recognized by the State as a Tsunami ready community.
- City staff has been attending Tsunami and earthquake preparedness classes and all City staff is required to take the required FEMA courses and pass the post test.
- The City is in the process of rebuilding and installing two additional warning sirens to adequately inform the public of an impending Tsunami or other hazard. The sirens will be tied into an automated warning system. The sirens were donated and through funding from FEMA they were rebuilt. FEMA funding will also pay for the acquisition and installation of the automated system.
- The City in conjunction with County OES has been planning and will be conducting a Tsunami evacuation drill that encourages all of the City's residents to participate. The evacuation drill is designed to gauge the effectiveness of the City's evacuation plan in the event of a real emergency.
- The City in Conjunction with OES has developed and adopted Tsunami inundation zone maps for areas within the City that are most vulnerable to Tsunami inundation. The maps are available through our website and free pamphlets are available to the public.

- Chapter 15.32 of the Crescent City Municipal Code Has adopted standards for building with federally recognized flood hazard zones. The City FEMA periodically reviews the standards and recommends modification if needed. In 2009 FEMA conducted a review of the code and submitted some modified language to the City for adoption into the code. The city is in the process of rewriting the code and adopting the revised version.
- The Crime Free Multi-Housing Program is a crime prevention program designed to reduce crime, drugs, and gangs on apartment properties. The Crime Free Multi-Housing Program was successfully developed at the Mesa Arizona Police Department in 1992 by Police Officer Tim Zehring. The International Crime Free Programs have spread to nearly 2,000 cities in 44 U.S. states, 5 Canadian Provinces, Mexico, England, Finland, Japan, Russia, Malaysia, Nigeria, Afghanistan, and Puerto Rico.

The Crescent City Police Department adopted the program in 2005 with one apartment community. The program currently has five apartment communities that have graduated the program and are a current success. The Crescent City Police Department continues to run the Crime Free Multi-Housing Program and they are adding new apartment complexes every year.

CONCLUSION

The City of Crescent City will continue to face new opportunities and challenges over the next several years as a result of changes in the economy, the demand for housing, and addressing natural hazards. From the time of its adoption in May 2002, implementation of the General Plan continues to guide improvements to Crescent City's residents and businesses. In the calendar year 2009, a consultant has been working towards completion of the update of the Housing Element. The updated document will be used to guide the City in addressing the housing needs of the community. Implementation of the General Plan over the past year found that there have been no instances of conflicts and/or inadequacies with those goals, which would otherwise require significant revisions and/or amendments to the General Plan Policy Document.

(CCR Title 25 §6202)

City of Crescent City

1-Jan-09 - 31-Dec-09

Table A

Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Crescent City	
Reporting Period	1-Jan-09 -	31-Dec-09

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Crescent City
Reporting Period 1-Jan-09 - 31-Dec-09

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHVA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	Provide funding from CDBG and Home programs for targeted income households. Implementation Program 24
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	No federally or state funded housing is at risk of conversion within the timeframe of the current housing element. Implementation Program 28 The County has no program for the acquisition of units.
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Crescent City
Reporting Period 1-Jan-09 - 31-Dec-09

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2008	2009	2010	2011	2012								Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9					
Very Low	Deed Restricted Non-deed restricted	0	0												85
	Deed Restricted Non-deed restricted	0	0												
Low	Deed Restricted Non-deed restricted	0	0												45
	Deed Restricted Non-deed restricted	0	0												
Moderate	Deed Restricted Non-deed restricted	0	0												43
	Deed Restricted Non-deed restricted	0	0												
Above Moderate		141	0											12	
Total RHNA by COG.															
Enter allocation number.		314												12	
Total Units		12	0												173
Remaining Need for RHNA Period															

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

(CCR Title 25 §6202)

City of Crescent City

1-Jan-09 - 31-Dec-09

Table C

Program Implementation Status

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Crescent City	
Reporting Period	1-Jan-09 -	31-Dec-09

General Comments: